

Promoting the wise use of land
Helping build great communities

5-1
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

MEETING DATE March 9, 2006	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Steve Troesh	FILE NO. DRC2004-00139
SUBJECT Request by Steve Troesh for a Conditional Use Permit to allow a commercial composting facility for the receiving and processing green material, other than that produced on-site. The project will result in the disturbance of less than 1,000 square feet of a 5.5-acre site. The proposed project is within the Commercial Service land use category and is located at 2290 Hutton Road, approximately 500 feet southwest of the intersection of Highway 166 and Highway 101. The site is in the South County (Inland) planning area.			
RECOMMENDED ACTION 1. Consider and rely on the Negative Declaration that was previously adopted. 2. Approve Conditional Use Permit DRC2004-00139 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 090-302-006, 014, 015, 016, and 017	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.112.020 – South County Areawide Standards. Groundwater recharge, drainage plan, circulation. Sec. 22.112.040 – Rural Area Standards, areawide. Circulation, Highway 101 Corridor Design standards Sec. 22.112.040.C – Commercial Service. Limitations on use, permit requirements, design Sec. 22.112.040.C – Troesh Property. Noise assessment, drainage plan, on-site wells <i>Does the project conform to the Planning Area Standards – Yes, see discussion</i>			
EXISTING USES: Vehicle, equipment, and materials storage yard			
SURROUNDING LAND USE CATEGORIES AND USES: North: Commercial Service / waste transfer station, various Commercial Service uses East: Rural Lands / Highway 101, Rural Open Space South: Agriculture / Santa Maria River West: Commercial Service / concrete batch plant and Nipomo Creek			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

5-2

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Group, Public Works, Environmental Health, Ag Commissioner, CDF, Nipomo Community Services District, APCD	
TOPOGRAPHY: Nearly level	VEGETATION: Grasses, forbs
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: June 28, 2006

PROJECT HISTORY

In June of 2004, the Board of Supervisors approved an amendment to the Land Use Ordinance to change the allowable uses for the Commercial Service land use category to allow for Agricultural Processing (commercial composting only) for the subject property. The site is located at 2290 Hutton Road, approximately 500 feet southwest of the intersection of Highway 166 and Highway 101. The site is adjacent to a variety of commercial and industrial uses to the north and east. The Santa Maria River is to the south, and Highway 101 is to the east. The purpose of the request is to develop a commercial composting facility for the receiving and processing of green material, other than that produced on-site. The applicant has proposed a portable 10 foot by 46 foot waste-processing machine for recycling stumps, trees, and other green wastes.

The property owner has obtained approval for development of a wholesale and retail landscape materials sales and storage lot on the project site and has proposed to add a wood-chipping component to the project in order to serve residents and businesses around southern San Luis Obispo and northern Santa Barbara counties who need to dispose of tree trimming wood waste. The Air Pollution Control District (APCD) has been phasing out backyard burning of green waste material and has been aggressively involved with developing feasible green waste management alternatives. The APCD indicated that the proposed wood chipping facility is a critical element for providing adequate green waste management options to the South County community.

PROJECT ANALYSIS

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	5 acres	5.5 acres
Setbacks	Front – 10 feet Side – None Rear – None	Front – 25 feet
Height	35 feet	13.5 feet

5-3

Landscaping

A landscaping plan was proposed and implemented with the previously approved Development Plan (D990237D) for a landscaping storage yard. No additional landscaping is required with the current proposal.

Fencing/Screening

No additional fencing is required. A perimeter 6 foot chain link fence was included with the previously approved development plan. Existing vegetation along the Santa Maria River will screen views of the composting operation from distant residences across the riverbed.

PLANNING AREA STANDARDS: The following sections discuss the planning area standards that apply to this project.

Section 22.12.020 South County Areawide Standards

22.12.020.A – General areawide standards:

1. Compliance with a Countywide Design Plan
2. Groundwater recharge areas

22.12.020.C – Circulation Planning:

1. Public right-of-way dedications.

As conditioned, the project meets these standards. A preliminary drainage plan and standard drainage measures will be required to address the recharge of groundwater areas and off-site runoff. Runoff across the site is conveyed within drainage swales to the westerly property corner and into existing settlement ponds. All appropriate right-of-way dedication for access roads are existing.

Sec. 22.112.040 – Rural Area Standards

22.112.040.A

1. Circulation – circulation linkages, driveways for new land divisions, equestrian, Pedestrian, and bike paths, road design and construction.
2. Drainage. Standards not applicable.
3. Highway 101 corridor design standards – Setback requirements, grading minimization, building height, landscaping/screening, minimal signage.

As proposed, the project meets those standards that apply. Circulation and drainage standards are not applicable. The project site is minimally visible from Highway 101 due to topography change, and is consistent with the landscaping/screening plan approved with the original development plan.

Sec. 22.112.040.C – Commercial Service. Limitations on use, permit requirements, design

1. Limitation on uses. Agricultural Processing (commercial composting only) is allowed as a permitted use within the CS land use category only within the areas shown as “B” in Figure 112-20 (Troesh Property) in addition to all uses listed. Agricultural processing is not otherwise allowed as a permitted or conditional use within the CS land use category.
2. Permit requirement – Minor Use Permit approval is required for all new construction unless a Conditional Use Permit is otherwise required.

5-4

3. Project design. Architecture shall emphasize an attractive appearance from Highway 101 by achieving the following: provide a varied roof design and materials, coordinate design to be compatible between projects, minimize rooftop clutter and integrate or screen mechanical equipment. Coordinate signs and share them between adjoining uses where feasible, with the minimum height and size needed to identify businesses from the freeway. Landscaping shall include tall-growing trees to buffer views of buildings from the freeway and soften views of roofs, parking and outdoor uses.
4. Application submittal – Troesh Property.
 - a. Noise Assessment. At the time of land use permit application, a detailed noise assessment shall be submitted. The noise assessment shall be conducted by a qualified acoustical engineer to determine the extent of project-related noise impacts and any required mitigation measures (limitation of hours or duration of operations or the provision of noise barriers).
 - b. Drainage Plan. At the time of land use permit application, the applicant shall submit a drainage plan, specifically addressing the control of sediments and any oils or grease so that they will not adversely affect the Santa Maria River.
 - c. On-Site Wells. At the time of land use permit application, the applicant shall provide a letter from the Division of Environmental Health indicating that the onsite well is in conformance with the Department of Resources Bulletin 74-81, Water Well Standards: State of California and all standards required by the County Environmental Health Department. This letter is required only in the event that the application for the wood chipping facility (commercial composting) use is initiated prior to the development of the previously approved landscape materials sales and storage facility.

As proposed and conditioned, the project meets these standards. The project is a commercial composting facility which is specifically included as an allowed use for this property. The applicant has submitted a Conditional Use Permit consistent with the permit requirements. The project design standards do not apply to the proposed portable equipment. A Noise Assessment was submitted by the applicant (Morro Group, 2005), which included recommended measures to address noise impacts. These include restricting hours of operation, and orientation of equipment. A drainage plan was submitted by the applicant (Cannon Assoc., 2004), which identifies existing drainage patterns and proposed run-off direction. The County Department of Environmental Health has indicated that the on-site well is sufficient for the project to proceed.

ENVIRONMENTAL REVIEW

The Environmental Coordinator found that the previously adopted Negative Declaration (ED 02-385) was adequate for the purposes of compliance with CEQA. The General Plan Amendment approved by the Board of Supervisors included the Planning Area Standards referenced above for noise assessment, drainage plan, and on-site wells. These items have been addressed, and have been reflected in the conditions of approval.

COMMUNITY ADVISORY GROUP COMMENTS: The Nipomo Community Advisory Council heard the item at their July 25, 2006 meeting and recommended to support the project:

5-5

AGENCY REVIEW:

Public Works – Recommend approval.

CDF – See attached fire safety letter dated August 22, 2005.

APCD -- The APCD indicated their support of the project, including comments that they had been working with the communities of South County to develop green waste alternatives to help eliminate the need for household backyard burning. The proposed wood-chipping facility with green waste drop-off is highly recommended by the APCD as one of these alternatives.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

5-6

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the commercial composting facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the commercial composting facility is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Cuyama Lane, a local road constructed to a level able to handle any additional traffic associated with the project.

5-7

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. a commercial composting facility for the receiving and processing green material, other than that produced on-site. The tub grinder engine/exhaust for the proposed processing shall be oriented to the east (towards Highway 101), away from existing residences to the west.
 - b. maximum height is 35 from average natural grade.
 - c. the approved sign height shall be a maximum of 25 feet. Signs shall comply with Sec. 22.20 of the Land Use Ordinance.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated August 22, 2005.

Conditions to be completed prior to issuance of a construction permit

Fees

5. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Drainage, Sedimentation and Erosion Control

6. **At the time of application for construction permits**, the applicant shall submit a drainage, sedimentation, and erosion control plan for review and approval by the County Public Works Department. The plan shall be implemented during the construction/grading phase and on a continuing basis.

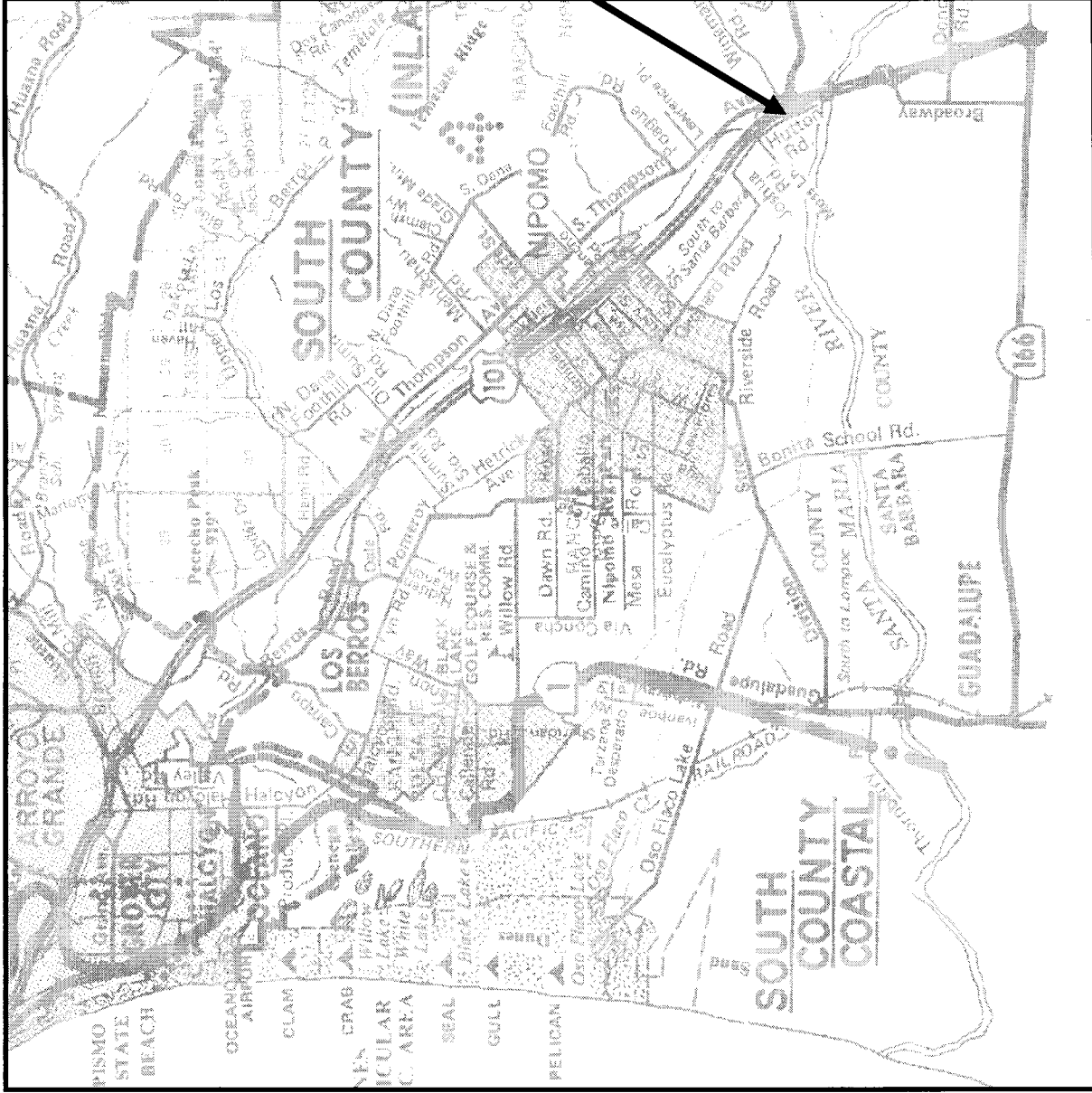
5-8

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

7. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
8. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
9. **Prior to final building inspection**, the applicant shall surface the site with crushed rock, oiled earth, concrete or asphalt and maintain the site in a dust-free condition.

On-going conditions of approval (valid for the life of the project)

10. Composting operations shall only occur during the existing hours of Monday through Friday, 7 a.m. to 4 p.m. In as much as possible, grinding should be scheduled to occur after 9 a.m. Monday through Friday a maximum of once per week. No grinding shall occur on Saturday or Sunday.
11. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
12. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



Location:
2290 Hutton
Road, approx. 500
feet southwest of
Hwy 166 and Hwy
101 intersection

S-9



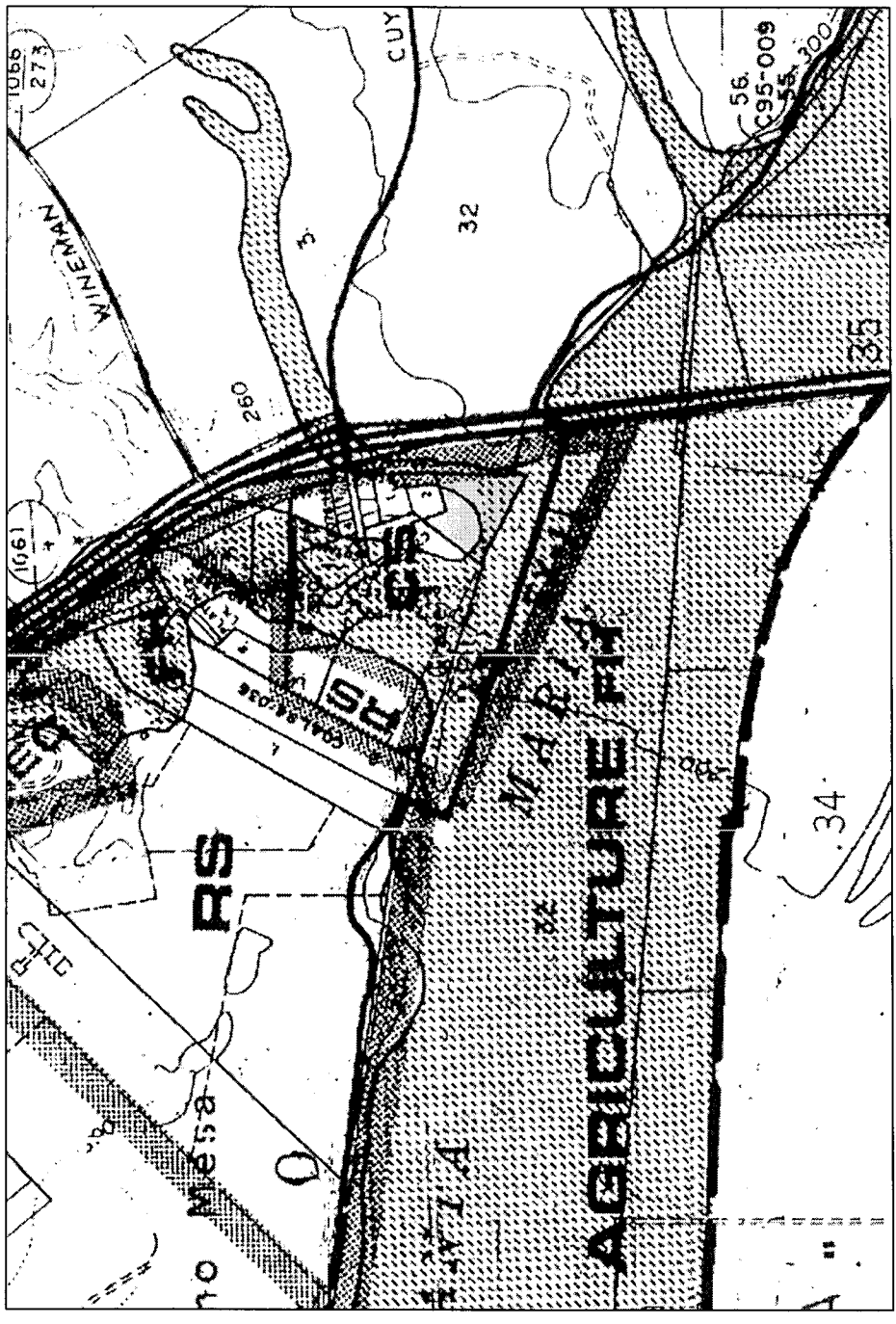
Project

Troesh CUP DRC2004-00139

Exhibit

Vicinity Map

- **Land Use Category:**
Commercial Service



Project

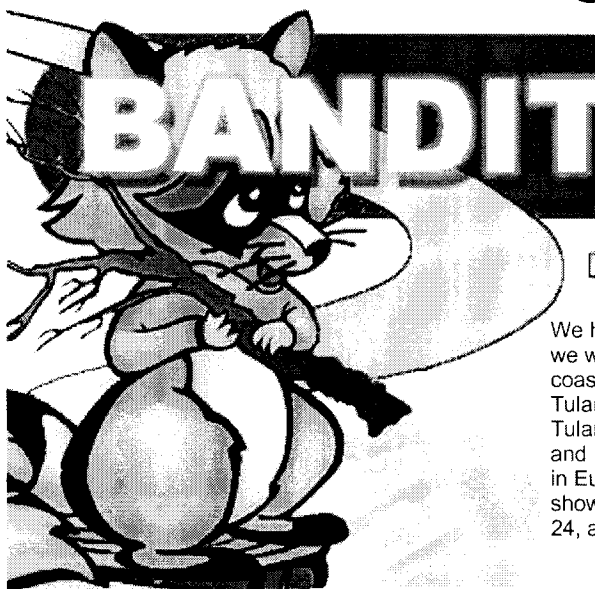
Troesh CUP DRC2004-00139



Exhibit

Land Use Map

5-12



[HOME](#) [NEWS](#) [PROFILE](#) [PRODUCTS](#)

BANDIT

Industries, Inc.

NEWSFLASH

We have two upcoming shows that we will be attending on the west coast. The first show is called the Tulare Ag show and will be held in Tulare, California on February 14, 15, and 16. The next show is in Eugene, Oregon and is called OLC show. The dates are February 23, 24, and 25.

Tuesday, February 14, 2006 8:00 AM
Kissimmee Florida Auction
 Wednesday, February 15, 2006 8:00
Kissimmee Florida Auction
 Thursday, February 16, 2006 8:00 A
Kissimmee Florida Auction

[Home](#) ► [Product Line](#) ► [Horizontal Grinders](#) ► [Model 4680](#)
MAIN MENU

- [Home](#)
- [News](#)
- [Product Line](#)
- [Events](#)
- [Profile](#)
- [Dealers](#)
- [Used Equipment](#)
- [Product Literature](#)
- [Documents](#)
- [Contact Us](#)
- [Video Library](#)

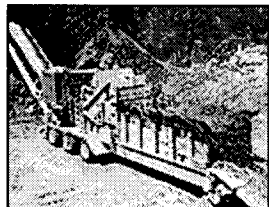


- Custom Made Trailers
Now offered for 2100
and 2800 Stump
Grinders
- West Coast Shows
- Bandit Introduces
New, Better Paint
Finish
- Bandit Introduces the
Model 1990
- Model 3400 Joins
Bandit Stump Grinder
Line



Username

Password

Model 4680**Beast Recycler**

The most recent addition to the Beast line of recyclers.

This rugged waste processing machine features a mill that is 57" in diameter and 63" wide with a 40" high by 60" long opening. The 4680 will process stumps and logs 40" in diameter and greater. The machine also is excellent for processing whole trees and offers horsepower options up to 1050. Like all of Bandit's Beast Recyclers, this high production, portable waste reduction machine features a unique patented cuttermill. This mill allows materials to be cut, split or ground while providing a multitude of options for producing various types of products ensuring maximum value for recycled materials. The controlled, regulated cutting system of the cuttermill maximizes available horsepower, limits fuel consumption and reduces vibration. The cuttermill is key to the Beast's high production, smooth operation and lower operating costs. This 73,000 pound workhorse is easy to transport for a machine of its size. The machine is ready to go in no time; the unit can be set up in just 10 minutes. This machine will process approximately 500 cubic yards of material per hour, depending on the material being processed. As with all Bandit Beasts, the 4680 will produce a finished product in a single pass. Because most material is cut to proper size during the initial breakdown and not in the screening chamber, material flows quickly through the screen maximizing production.

[Specifications](#) [Colors](#) [Options](#) [Engines](#)

Name	Value
Dimensions	
...Width	9'-11"
...Height	13'-4"
...Length	46'
...Weight	Approximately 75000 lbs.
Tires and Axles	
...Tire Suspension	Dual wheel tri-axle -- 25000 lbs each
...Tires	(12) 255/70R 22.5 16-ply
Mill Opening	40" X 60"
Front Stabilizer	Hydraulic

VIDEO H

Mod

FEATUR
 Mod
 (6" Disc
 B:
USED EQ

Latest





9-14 5-13
COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (BP)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED02-385

DATE: February 5, 2004

PROJECT/ENTITLEMENT: Troesh Land Use Ordinance Amendment (G020012T)

APPLICANT NAME: Steve and Rene Troesh
ADDRESS: 305 Cuyama Lane, Nipomo, CA 93444
CONTACT PERSON: Patti Whelan, Cannon Associates

Telephone: (805) 544-7407

PROPOSED USES/INTENT:

Request to amend the South County Area Plan of the Land Use Element by changing the allowable uses for the Commercial Service land use category to allow for Agricultural Processing (only for APN 090-302-006, 014, 015, 016, and 017). The purpose of the request is to allow the site to be developed as a wood chipping facility for the receiving and processing green material, other than that produced on-site. For further information, please contact Brian Pedrotti at (805) 781-5600

LOCATION: The site is located at 2290 Hutton Road, approximately 500 feet southwest of the intersection of Highway 166 and Highway 101, approximately 2 miles south of the community of Nipomo.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on March 7, 2004
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☒ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Title

Date

Public Agency

9-15-14

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Troesh Land Use Ordinance Amendment, ED02-385, G020012T)

Project Applicant

Steve and Rene Troesh

Address:
City, State, Zip Code:
Telephone #:

305 Cuyama Lane
Nipomo, CA 93444
(805) 928-3764

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Brian Padgett for
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____

9-16 5-15



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No: Troesh Land Use Ordinance Amendment (G020012T)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation.
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use
<input type="checkbox"/> Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by Douglas Wood &
Associates, Inc.

Signature:  Date: 12/15/03
Ellen Carroll, Environmental Coordinator

9-17-5-16

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT DESCRIPTION:

Request for a Land Use Ordinance Amendment (G020012T) by Steve and Rene Troesh to amend Article 9 of the South County Planning Area Standards. This proposed amendment will change the allowable uses within the Commercial Service Land Use category for Agricultural Processing (commercial composting). This request is intended to allow the site to be utilized as a commercial composting facility for the receiving and processing (i.e. wood-chipping) of green waste material.

The project site is located at 2290 Hutton Road, approximately 1200 feet southwest of the intersection of the Cuyama Highway 166 and Highway 101 and adjacent to the north bank of the Santa Maria River. The site is currently being utilized as a vehicle, equipment and materials storage area. The subject property is adjacent to lands within the Commercial Service Land Use category. Adjacent properties are developed with a concrete batch and recycling plant, food distribution facilities, a waste transfer station, a pest control company offices, a sporting goods store, a restaurant and an antique sales building.

It is the goal of this request to provide the additional use of on-site receiving and chipping of tree trimming wood waste. The project applicant has already received approval under Development Plan D990237D to sell and store landscape materials at this location. These landscape materials are limited to materials such as gravel and decorative bark and will not include the sale or storage of live plants. Although the proposed chipping of wood waste is defined as "commercial composting" by the County's Framework for Planning, this proposed additional use does not include composting. Chipped wood material will not be watered or turned. Chipped material will be temporarily stored on-site for resale and will be generally kept on-site for less than seven days. Chipped wood will be sold and utilized as landscaping groundcover.

Pre-chipped material will be stored within the landscape yard. A mobile diesel powered tub grinder (Morbark Model 1300) will be transported to the project site and used to grind the wood waste. This wood grinder uses a 500 gallon diesel fuel tank with a fuel consumption of approximately 28 to 32 gallons per hour of use. This equipment is permitted by the State Air Resources Board under the Statewide Portable Equipment Registration. Approximately 20% of the pre-chipped wood material will come from the adjacent Santa Maria Solid Waste Transfer Station. Approximately 50% of the pre-chipped material will be collected commercially with 30% of the material delivered to the site by individual property owners. The wood chipping will occur daily between the hours of 7:00 AM and 6:00 PM and will employ up to 20 employees. Chipped material will be stored in concrete storage dividers for sale on-site or for delivery to off-site customers. This proposed permanent receiving area

9-18-5-17

is intended to serve residents and businesses in San Luis Obispo and northern Santa Barbara Counties who need to dispose of tree trimming wood waste.

The San Luis Obispo County Land Use Element Framework for Planning (Inland) includes the activities of wood chipping under the categorical heading of "Agricultural Processing," which broadly defines the activity as the "...receiving and processing of green material, other than that produced on-site..." (Page 6-36). Inland Table "O" of the Land Use Element lists "Agricultural Processing" as a conditionally-allowed use in the Commercial Service category. However, the Commercial Service planning area standards in the South County Area Plan (Inland) make specific exceptions to the permitted uses identified in Table "O". It is here that "Agricultural Processing" is not included in a list of uses that are permitted on Commercial Service land in the project area.

Therefore, the applicants are requesting that the South County Area Plan be amended to remove "Agricultural Processing" from a restricted list of land uses within the Commercial Service Category. With this amendment in place, the project applicants will be able to request a revision to their existing Conditional Use Permit to allow a wood chipping operation at their approved landscape material sales yard.

ASSESSOR PARCEL NUMBER(S): 090-302-006, 014, 015,
016 and 017

SUPERVISORIAL DISTRICT #4

B. EXISTING SETTING

PLANNING AREA: South County

LAND USE CATEGORY: Commercial Service

COMBINING DESIGNATION(S): Flood Hazard

EXISTING USES: Vehicle, Equipment and Materials Storage Lot

TOPOGRAPHY: Level (0-2%)

VEGETATION: Disturbed, grasses, shrubs

PARCEL SIZE: +/- 4.0 acres

SURROUNDING LAND USE CATEGORIES (USES):

<i>North: Commercial Service (Waste Transfer Station, Various Commercial Service Uses)</i>	<i>East: Rural Lands (Highway 101, Rural Open Space)</i>
<i>South: Agriculture (Santa Maria River)</i>	<i>West: Commercial Service (Concrete Batch Plant) and Nipomo Creek</i>

9-19 5-18

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site is currently used as a vehicle, equipment and materials storage area and is approved for development of a landscape materials sales and storage facility. The project site offers little in the way of distinguishing visual characteristics. It is primarily visible only from Hutton Road. Surrounding topography and vegetation shield views of the site from both U.S. Highway 101 and the Santa Maria River. The aesthetic value of the project site is also defined by its surrounding land uses, including a concrete batch plant and used concrete stockpile immediately to the west of the site, a waste transfer station to the northwest and other commercial service uses to the north. These surrounding areas provide little in the way of scenic value. Given the current use of the site coupled with the appearance of its surroundings, the project site is not considered to represent a significant visual resource.

Impact:

- a. *Insignificant Impact*—The proposed project facilities are generally shielded from view, particularly from Highway 101 and the Santa Maria River, by surrounding vegetation and/or intervening topography. The site is primarily visible only from Hutton Road. The proposed receiving and chipping of wood waste which will be conducted within a landscape materials sales and storage facility does not represent a new or visually incompatible use. The proposed use will not be out of character with the appearance of the surrounding area and will, therefore, not create an aesthetically incompatible view of the site to the public. The approval of Development Permit D990237D which allows development of a landscape materials sale and storage facility has conditions of approval applied which require installation of screening vegetation along the eastern

~~9-20~~ 5-19

and southern site boundaries to shield views from Hutton Road and Highway 101.

- b. *Insignificant Impact*—Given the limited visibility of the site, primarily from Hutton Road, coupled with the visually compatible nature of the proposed receiving and chipping of wood waste, the proposed project is not expected to introduce a new use within a scenic view open to the public.
- c. *Insignificant Impact*—The proposed receiving and chipping of wood waste to be conducted within a landscape materials sales and storage facility will not significantly change the visual character of the area.
- d. *Insignificant Impact*—Since the proposed use will not be conducted outside of daylight hours, lighting will not be required. The proposed project will, therefore, create little in the significant light and glare impact upon surrounding areas.
- e. *Not Applicable*—Since no grading is proposed, the proposed project will not impact any unique geological or physical features.

Mitigation/Conclusion:

No mitigation measures are proposed.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site is currently not subject to agricultural production or grazing activities. It is not within the Agricultural Land Use Category nor is it within a Williamson Act Agricultural Preserve. Given the project's site's size, location and its surrounding land uses, it does not appear to have been the subject of agricultural production or grazing in the recent past.

Impact:

- a. *Not Applicable*—Since the project site is currently not subject to agricultural production, the proposed project will not convert any prime agricultural land to non-agricultural uses.
- b. *Not Applicable*—Given the lack of any ongoing agricultural production or grazing activities in adjacent areas, the proposed project will not impair any agricultural uses or result in the conversion to other uses of other agricultural properties.

9-21-5-20

- c. *Not Applicable*—The proposed project does not conflict with existing zoning or any Williamson Act Program.

Mitigation/Conclusion:

No mitigation measures are proposed.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The current use of a portion of the four acre project site as a vehicle, equipment and materials storage area or the future approved use of a landscape materials sales and storage facility are not expected to generate significant amounts of air pollution. However, the Hutton Road access to the project site generates significant amounts of fugitive dust. This is primarily due to the following factors: 1) the unpaved portion (approximately 400 feet) of this road; 2) the high number of large trucks utilizing this roadway in order to reach the concrete batch plant (many of which do not observe the 5 mile per hour posted speed limit), and 3) random spillage of dirt, dust, etc. from trucks utilizing this roadway. This access roadway is currently subject to watering throughout the day in order to reduce this fugitive dust generation. In conjunction with Development Permit D990237D, which allows development of a landscape materials and storage facility on the project site, the County of San Luis Obispo required improvements to this portion of the Hutton Road access to the project site. These improvements include paving of the currently unpaved portion of this roadway. Plans for these improvements have been approved by the County Public Works Department contingent upon completion of a relinquishment of right-of-way request in process with the California Department of Transportation.

San Luis Obispo County has been designated as a Non-Attainment Area for State standards for ozone and particulate matter. The San Luis Obispo County Air Pollution Control District is the agency charged with developing and updating (every three years) the Attainment Plan for the County.

Impact:

9-22-5-21

- a. *Impact Can & Will Be Mitigated*—The vehicle trips generated by the proposed project (see Section 12. Transportation/Circulation of this Initial Study Checklist) will not generate a significant amount of long-term pollutants which would exceed any State or Federal standards or air emission thresholds established by the County Air Pollution Control District. Since no grading is required to prepare the site for the proposed project facilities, no short-term generation of particulates due to on-site grading is expected. However, as previously noted, an existing unpaved section of Hutton Road currently generates a significant amount of fugitive dust. The approval of Development Permit D990237D requires paving of the 400-foot segment of this roadway prior to the operation of the approved landscape materials sales and storage facility on the project site. This approval also requires implementation of dust control measures associated with the construction of these approved facilities, the installation of hose bibs within the storage and landscape yards and dust control measures to be implemented during the ongoing operation of these facilities. In the event that the proposed receiving and chipping of wood waste is initiated prior to the completion of the previously-approved landscape materials sales and storage facility, similar conditions are applied to the proposed project (see "Mitigation/Conclusion" below).
- b. *Insignificant Impact*—Given the nature of surrounding uses which do not include sensitive receptors (such as homes, schools, hospitals, etc.), the proposed project is not expected to expose sensitive receptors to substantial air pollutant concentrations.
- c. *Insignificant Impact*—Given the nature of the proposed use and the surrounding land uses, the proposed project is not expected to subject individuals to objectionable odors.
- d. *Insignificant Impact*—The proposed project will not conflict with the Air Pollution Control District's Clean Air Plan. The proposed project will, through the reuse of wood material, provide a means of reducing the amount of air pollution currently generated through the burning of this wood material. Although "backyard burning" of wood material was abolished in September of 2002, the County Air Pollution Control District was compelled to extend the time period for allowed burning due to the lack of feasible alternatives. According to correspondence received from the County Air Pollution Control District (dated December 20, 2002 and January 9, 2003), the APCD supports the proposed project as a "critical element for providing adequate green waste management options to the South County community before the final phase-out of backyard burning in September, 2004."

Mitigation/Conclusion:

The following mitigation measures are proposed to insure adequate reduction of potential fugitive dust generation due to the operation of the proposed project.

AQ-1. In the event that the proposed use is initiated prior to development of the previously approved landscape materials sales and storage facility, the proposed project shall be responsible for paving the unpaved section (approximately 400 feet) of Hutton Road leading to the project site.

AQ-2. Prior to issuance of any use permits on the property, the applicant shall install hose bibs within each individual storage yard and within the landscape yard to provide water for helping to control future dust generation.

AQ-3. During the on-going operation of the proposed project, the applicant and/or property tenants shall implement the following particulate (dust) control measures on a regular basis to prevent dust from leaving the site.

- a. Reduce the amount of disturbed area where possible.

4-23-5-22

- b. All storage and use areas should be sprayed as needed and/or maintained to prevent airborne dust from leaving the area.
- c. Vehicle speed for all vehicles shall not exceed 15 mph on any unpaved surface at the project site.
- d. All trucks hauling dirt, soil or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114).

These mitigation measures will reduce potentially significant air quality impacts to a level of insignificance.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site offers little in the way of significant biological resources or valuable wildlife habitats. The only on-site vegetation are shrubs growing among the chain link fences within the project site. Adjacent to the site is a vacant field to the north containing common shrubs and adventitious weedy species and an eucalyptus tree row south of the site adjacent to the Santa Maria River. Beyond the concrete stockpile and cement batch plant to the west of the site is the mouth of Nipomo Creek at its entry to the Santa Maria River. Larger grasses and common shrubs are found on the north bank of the Santa Maria River. These are no significant biological resources or valuable habitats in areas immediately surrounding the project site.

Impact:

- a. *Insignificant Impact*—Given the lack of significant biological resources or valuable habitat on or adjacent to the project site and the lack of project-related habitat disturbance, the proposed project will not result in the loss of unique or special status species or habitats.

- b. *Insignificant Impact*—Given the lack of significant biological resources or valuable habitats on or adjacent to the project site and the lack of project-related habitat disturbance, the proposed project will not reduce the extent, diversity or quality of native vegetation.
- c. *Insignificant Impact*—Although the proposed project facilities are located within several hundred yards of the Santa Maria River bed and within one-quarter mile of the mouth of the Nipomo Creek, the lack of habitat disturbance associated with the proposed project eliminates any potentially significant impacts to wetlands or riparian habitats.
- d. *Insignificant Impact*—The limited extent of the proposed project facilities eliminates the potential for creation of any barriers to wildlife movements.

Mitigation/Conclusion:

No mitigation measures are proposed.

5. CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The project site was covered with fill material and leveled under a previously-approved grading permit. There is no surface evidence of prehistoric, historic or paleontological resources on the project site. In conjunction with Development Permit D990237D, which allows development of a landscape materials sales and storage facility on the project site, the County of San Luis Obispo determined that there were no significant cultural resources on the project site.

Impact:

- a. *Insignificant Impact*—There is no surface evidence of prehistoric resources on the four acre project site. The approval of Development Permit D990237D requires evaluation of any cultural resources unearthed during construction of the approved landscape materials sales and storage facility. Since no grading is required to prepare the site for the proposed project facilities, no significant impacts to prehistoric resources are expected.
- b. *Insignificant Impact*—There is no surface evidence of historic resources on the four acre project site. The proposed project is, therefore, not expected to significantly impact any historic resources.
- c. *Insignificant Impact*—There is no surface evidence of paleontological resources on the four acre project site. The approval of Development Permit D990237D requires evaluation of any cultural resources unearthed during construction of the approval landscape material sales and storage facility. Since no grading is required to prepare the site for the proposed project facilities, no significant impacts to paleontological resources are expected.

9-25 5-24

Mitigation/Conclusion:

No mitigation measures are proposed.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

9-26 5.25

The four acre project site consists of generally level topography with slopes less than 5%. The site was previously filled and leveled under a previously-approved grading permit and is not located within a California Department of Mines and Geology (Alquist-Priolo) Earthquake Fault Zone. The project site is located adjacent to but above the 100-year flood zone associated with the Santa Maria River. The site has not been and is not currently utilized for the extraction of mineral resources. Adjacent to the project site is a concrete batch and recycling plant which does not involve the transport or processing of valuable mineral resources.

Impact:

- a. *Insignificant Impact*—Since no grading is required to prepare the site for the proposed project, no significant exposure to or production of unstable earth conditions are expected.
- b. *Not Applicable*—The project site is not located within a California Department of Mines & Geology Earthquake Fault Zone.
- c. *Insignificant Impact*—Since no grading is required to prepare the site for the proposed project, no significant soil erosion, loss of topsoil or unstable soil conditions from project-related improvements are expected.
- d. *Insignificant Impact*—Since no grading is required to prepare the site for the proposed project, no significant changes in the rate of soil absorption or the amount or direction of surface runoff is expected.
- e. *Not Applicable*—The proposed project does not involve the construction of structures.
- f. *Insignificant Impact*—Since no grading is required to prepare the site for the proposed project, no significant changes to drainage patterns are expected.
- g. *Not Applicable*—The proposed project site is located adjacent to but above the 100 year flood zone associated with the Santa Maria River.
- h. *Insignificant Impact*—The proposed project is not inconsistent with the goals and policies of the County's Safety Element relative to geologic and seismic hazards.
- i. *Insignificant Impact*—Since the project site has not been and is not currently utilized for extraction of mineral resources, the proposed project will not preclude the extraction of valuable mineral resources. The proposed project is not expected to impact the operations of the adjacent concrete batch and recycling plant.

Mitigation/Conclusion:

No mitigation measures are proposed.

9-27

5-26

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site is currently used as a vehicle, equipment and materials storage area and is approved for development of a landscape materials sales and storage facility. None of the activities involved with the operation of this existing facility or future approved uses are expected to generate the risk of explosion, the release of hazardous substances or the exposure of people to hazardous substances. The disturbed nature of the project site and surrounding areas significantly reduces the fire hazard risk.

Impact:

- a. *Insignificant Impact*—None of the activities associated with the proposed receiving and chipping of wood waste are expected to generate the risk of explosion or the release of hazardous substances.
- b. *Insignificant Impact*—The proposed project will not interfere with any emergency response or evacuation plan for the adjacent land uses, all of which are directly accessible to U.S. Highway 101 and State Highway 166.
- c. *Not Applicable*—The proposed project will not impact air traffic or expose people to safety risks associated with airport flight patterns.
- d. *Insignificant Impact*—None of the activities associated with the proposed receiving and chipping of wood waste are expected to increase fire hazard risk or expose people or structures to high fire hazard conditions.
- e. *Insignificant Impact*—the proposed project will not generate any other significant health hazards.

9-28 5.27

Mitigation/Conclusion:

No mitigation measures are proposed.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site is currently used as a vehicle, equipment and materials storage area and is approved for development of a landscape materials sales and storage facility. The operation of this existing facility or the future approved uses are expected to generate little in the way of excessive or severe noise levels. The ambient noise levels of the project area are defined by the adjacent land uses, particularly the existing concrete batch plant to the west of the project site and Highway 101 to the east.

Impact:

- Impact Can & Will Be Mitigated*—The primary noise source associated with the proposed project is the operation of the diesel powered tub grinder. This machinery is estimated to generate noise levels up to 77 decibels at a distance of 300 feet. This noise level, if maintained over significant periods of time, may generate CNEL (Community Noise Equivalent Level) noise levels which exceed County Noise Element thresholds (65 to 70 CNEL). It should be acknowledged that the project site is exposed to relatively high ambient noise levels due to the operations of the adjacent concrete batch plant and Highway 101. In addition, the tub grinder will be operated only intermittently. In order to fully determine the extent of project-related noise impacts, a detailed noise assessment should be performed once the proposed project is operational. This assessment will provide the basis for any required noise mitigations such as limiting the hours or duration of operations or the provision of noise barriers (see "Mitigation/Conclusion" below).
- Impact Can & Will Be Mitigated*—The proposed project will generate increases in ambient noise levels due to the operation of the diesel powered tub grinder. This machinery is estimated to generate noise levels up to 77 decibels at 300 feet. In order to determine the precise extent of this potentially significant noise impact, a detailed noise assessment should be performed once the proposed project is operational (see "Mitigation/Conclusion" below).
- Impact Can & Will Be Mitigated*—The proposed project may expose persons to severe noise levels due to the operation of the diesel powered tub grinder which is estimated to generate noise levels up to 77 decibels. A detailed noise assessment should be performed once the proposed project is operational (see "Mitigation/Conclusion" below).

9-29

5-28

Mitigation/Conclusion:

The following mitigation measure is proposed to insure reduction of potential noise impacts associated with the proposed project.

- N-1. A detailed noise assessment shall be conducted by a qualified acoustical engineer in order to precisely determine the extent of project-related noise impacts and any required mitigation measures (limitation of hours or duration of operations or the provision of noise barriers) in order to insure compliance with County noise standards.

This mitigation measure will reduce potentially significant noise impacts to a level of insignificance.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site does not contain any housing or residents. Adjacent land uses located within a Commercial Service Zone similarly do not contain any housing and do not generate any population.

Impact:

- a. *Insignificant Impact*—The proposed project facilities will be located in an area approved for the sale and storage of landscape materials surrounded by established commercial service land uses. The proposed project will, therefore, not induce substantial growth within an undeveloped area.
- b. *Not Applicable*—Given the developed nature of commercial service land uses in the project area, the proposed project will not displace any existing housing or people.
- c. *Insignificant Impact*—The proposed project is estimated to generate a total of up to 20 employees. It is anticipated that these employees will already be local residents thereby not creating a need for

930 5.29

substantial new housing in the area.

- d. *Insignificant Impact*—Operation of the diesel-powered tub grinder is estimated to result in the consumption of 28 to 32 gallons of fuel per hour of use. This level of fuel consumption, to occur on an intermittent basis, is not considered to represent a significant impact.

Mitigation/Conclusion:

No mitigation measures are proposed.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site is currently provided fire protection services from the CDF/County Fire Department with the nearest station located at 450 Pioneer Avenue in Nipomo approximately three miles to the north. Law enforcement is provided by the County Sheriff's Department from the Arroyo Grande Station located at 810 W. Branch Street. The project site lies within the Lucia Mar Unified School District. Solid waste disposal is provided by the Nipomo Garbage Company. The County of San Luis Obispo, Public Works Department oversees maintenance of all public roadways in the area.

Impact:

- a. *Impact Can & Will Be Mitigated*—Operation of the proposed project may generate potential fire protection impacts due to the use of diesel-fueled equipment to grind flammable materials. The approval of Development Permit D990237D requires securing a fire safety letter from the CDF/County Fire Department verifying that all necessary fire safety improvements have been installed. In the event that the proposed receiving and chipping of wood waste is initiated prior to the completion of the previously-approved landscape materials sales and storage facility, a similar condition is applied to the proposed project (see "Mitigation/Conclusion" below).
- b. *Insignificant Impact*—The proposed project is not expected to generate any significant increases in the need for police protection.

437 5-30

- c. *Not Applicable*—The proposed project will not directly generate any additional population or housing. As such, the proposed project will not generate additional school children or impact schools.
- d. *Impact Can & Will Be Mitigated*—Although the proposed project will not generate significant amounts of new traffic (a maximum of 120 vehicle trips per day), project-generated trips will utilize Hutton Road, a portion of which is currently unpaved. The approval of Development Permit D990237D requires paving of a 400-foot segment of this roadway prior to the operation of the approved landscape materials sales and storage facilities on the project site. In the event that the proposed receiving and chipping of wood waste is initiated prior to the completion of the previously-approved landscape materials sales and storage facility, a similar condition is applied to the proposed project (see Section 3. Air Quality of this Initial Study Checklist).
- e. *Insignificant Impact*—The proposed project involves the receiving and chipping of wood waste, thereby reducing the amount of solid waste to be disposed of at landfills or burned. The operation of the proposed project will therefore not generate a net increase in solid waste.
- f. *Insignificant Impact*—The proposed project will not significantly impact other public facilities.

Mitigation/Conclusion:

The following mitigation measure is proposed to insure reduction of potentially significant fire protection impacts.

PS-1. In the event that the proposed use is initiated prior to the development of the previously approved landscape materials sales and storage facility, the applicant shall obtain a fire safety clearance letter from the CDF/County Fire Department verifying that all necessary fire safety improvements have been installed to their satisfaction.

This mitigation measure will reduce potentially significant public services/utilities impacts to a level of insignificance.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site offers little in the way of recreation facilities or activities. Although the site is adjacent to the Santa Maria River, there are no formal trails or other recreational facilities, only a dirt driveway, a raised berm and chain linked fencing between the project site and the riverbed.

932

5-31

Impact:

- a. *Insignificant Impact*—The proposed project will not generate demand for parks or other recreation opportunities.
- b. *Insignificant Impact*—The proposed project will not affect the access to trails, parks or other recreation opportunities.

Mitigation/Conclusion:

No mitigation measures are proposed.

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

Access to the four acre project site is provided by Hutton Road south of Cuyama Lane (Highway 166) immediately west of Highway 101. Cuyama Lane and Hutton Road represent the two primary roadways serving the Commercial Service uses to the entire area. Both are two-lane paved roadways. The paved portion of Hutton Road extends south of Cuyama Lane approximately 600 feet.

At that point, an additional 400 feet of roadway is currently unpaved. A paved haul road, which connects to the southern terminus of Hutton Road from the northwest provides roadway access to the project site as well as to and from the adjacent concrete batch plant.

In conjunction with Development Permit D990237D, which allows development of an existing landscape materials sales and storage facility on the project site, the County of San Luis Obispo required improvements to this portion of the Hutton Road access to the project. These improvements include paving of the currently unpaved portion of this roadway. Plans for these improvements have been approved by the County Public Works Department contingent upon completion of a relinquishment of right-of-way request in process with the California Department of Transportation.

Impact:

- a. *Insignificant Impact*—The proposed project will generate additional circulation traffic due to either the drop-off of pre-chipped materials or the purchase of chipped wood material. As previously noted, approximately 20% of the pre-chipped material will come from the adjacent Santa Maria Solid Waste Transfer Station with an additional 50% of the pre-chipped material being collected commercially. These additional vehicle trips will likely involve large trucks. The remaining 30% of pre-chipped material as well as a majority of the purchasers of chipped wood will likely access the site with small or mid-size trucks. This additional traffic will utilize Hutton Road to access the project site. With the exception of vehicle trips originating from the adjacent waste transfer station, the additional project-related vehicle trips will utilize U.S. Highway 101 or State Highway 166 to access the project site. The applicant has indicated that markets for the wood chips include local vineyards, ranches and nurseries.

It is estimated that a maximum of 60 vehicles per day or 120 daily vehicle trips will be generated by the operation of the proposed project facilities. Several of these trips will involve customers also seeking other landscape materials available at the project site. These additional vehicle trips are expected to occur between the hours of 7:00 AM and 6:00 PM. These additional vehicle trips will not significantly impact these local and regional roadways.

- b. *Insignificant Impact*—The increase of a maximum of 120 daily vehicle trips will not reduce the existing level of service on Cuyama Lane, Hutton Road, State Highway 166 or U.S. Highway 101.
- c. *Impact Can & Will Be Mitigated*—The additional vehicular traffic generated by the proposed project will utilize Hutton Road in order to access the project site. Given the short distance of this roadway, approximately 1200 feet from the Highway 101 off-ramp to the site along Hutton Road, no unsafe conditions (i.e. limited access, sight distance, slow vehicles) are expected to be created. As previously stated, the approval of Development Permit D990237D requires paving of a 400-foot segment of the roadway prior to the operation of the approved landscape materials sales and storage facility on the project site. In the event that the proposed receiving and chipping of wood waste is initiated prior to the completion of the previously-approved landscape materials sales and storage facility, a similar condition is applied to the proposed project (see "Mitigation/Conclusion" below).
- d. *Insignificant Impact*—The relatively low level of additional vehicular use associated with the proposed project will not impede emergency access to the project site.
- e. *Insignificant Impact*—Given the intermittent nature of vehicle trips generated by the proposed project facilities and the relatively short duration of their visit to the site, additional parking demands are expected to be minimal and represent an insignificant impact.
- f. *Insignificant Impact*—Given the low level of additional vehicular use and the relatively short duration of their stay, the proposed project will not create a significant amount of internal

circulation.

- g. *Insignificant Impact*—The proposed project facilities will primarily generate truck traffic associated with the delivery and purchase of pre-chipped or chipped wood material. Alternative transportation (pedestrian, buses, bicycles) cannot be substituted for this type of traffic. As such, the proposed project will not conflict with adopted policies, plans or programs which address these forms of alternative transportation.
- h. *Not Applicable*—The proposed project will not impact air traffic or result in the change in air traffic patterns.

Mitigation/Conclusion:

The following mitigation measure is proposed to insure safe conditions on the roadway leading to the project site.

TR-1. In the event that the proposed use is initiated prior to development of the previously approved landscape materials sales and storage facilities, the proposed project shall be responsible for paving the unpaved section (approximately 400 feet) of Hutton Road leading to the project site.

This mitigation measure will reduce potentially significant transportation/circulation impacts to the level of insignificance.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The existing use on the four acre project site generates minimal amounts of sewage that are currently handled by an individual portable toilet on-site.

Impact:

- a. *Insignificant Impact*—The proposed receiving and chipping of wood waste will generate minimal amounts of sewage due to an increase in the number of employees on the project site. The proposed project will not violate waste discharge requirements or the Central Coast Basin Plan.
- b. *Insignificant Impact*—Given the minimal amount of sewage generated by the proposed project to

~~2-35~~ 5-34

be handled by portable toilets on-site, little in the way of wastewater-related changes in the quality of surface or groundwater is anticipated.

- c. *Insignificant Impact*—Given the minimal amount of sewage generated by the proposed project to be handled by portable toilets on-site, the proposed project will not adversely affect the community wastewater service provider.

Mitigation/Conclusion:

No mitigation measures are proposed.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

Water service to the project area is provided by a shared well system (shared with the adjoining concrete batch plant and stockpile). The primary use of water in the area is for dust control within the adjacent concrete batch plant and on access roads, primarily Hutton Road and the private haul road. The community water provider of the area is the Cal-Cities Water Company. The project site lies outside the jurisdiction of the Nipomo Community Services District whose boundaries extend to immediately north of the Santa Maria Speedway.

Impact:

- a. *Impact Can & Will Be Mitigated*—The primary use of water associated with the proposed use of receiving and chipping of wood waste will be for dust control on the project site. Water will be received from the existing shared well system. The approval of Development Permit D990237D requires preparation of a drainage plan addressing the control of sediment and any oils or grease so that they do not adversely affect the Santa Maria River and the securing of a letter from the County Division of Environmental Health indicating that the on-site well is in conformance with State and County standards. In the event that the proposed receiving and chipping of wood waste

is initiated prior to the completion of the previously-approved landscape materials sales and storage facility, similar conditions are applied to the proposed project in order to not violate any water quality standards (see "Mitigation/Conclusion" below).

- b. *Impact Can & Will Be Mitigated*—The primary use of water associated with the proposed receiving and chipping of wood waste will be for dust control on the project site. The approval of Development Plan D990237D requires preparation of a drainage plan addressing the control of sediment and any oils and grease so that they do not adversely affect the Santa Maria River and securing a letter from the County Division of Environmental Health indicating that the on-site well is in conformance with the State and County standards. In the event that the proposed receiving and chipping of wood waste is initiated prior to the completion of the previously-approved landscape materials sales and storage facility, similar conditions are applied to the proposed project in order to prevent the discharge of pollutants into surface waters or the alteration of surface water quality (see "Mitigation/Conclusion" below).
- c. *Insignificant Impact*—Given the limited use of water associated with the proposed project for dust control, little in the way of changes in groundwater quality is anticipated.
- d. *Insignificant Impact*—Given the limited use of water associated with the proposed project for dust control, little in the way of changes in the quantity or movement of available surface or groundwater is anticipated.
- e. *Insignificant Impact*—Given the limited amount of water use associated with the proposed project, little in the way of direct impact to the community water service provider is anticipated. A secondary benefit resulting from the establishment of a wood-chipping facility is the re-use of wood chips as landscaping groundcover, thereby conserving water by increasing moisture retention and soil fertility by increasing the amount of organic matter in the soil.

Mitigation/Conclusion:

The following mitigation measures are proposed to insure adequate reduction of potential surface water quality impacts associated with the proposed project.

W-1. In the event that the proposed project use is initiated prior to the development of the previously approved landscape materials sales and storage facility, the applicant shall prepare a drainage plan in accordance with Section 22.05.032 specifically addressing the control of sediments and any oils or grease so that they will not adversely affect the Santa Maria River.

W-2. In the event that the proposed use is initiated prior to the development of the previously approved landscape materials sales and storage facility, the applicant shall provide a letter from the Division of Environmental Health indicating that the on-site well is in conformance with the Department of Resources Bulletin 74-81, Water Well Standards: State of California and all standards required by the County Environmental Health Department.

These mitigation measures will reduce potentially significant water impacts to a level of insignificance.

9-37

5-36

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

The four acre project site is currently used as a vehicle, equipment and materials storage area and is approved for development of a landscape materials sales and storage facility. Immediately to the west of the project site is an existing concrete batch plant and used concrete stockpile. Further to the west is the mouth of Nipomo Creek as it empties into the Santa Maria River. The Santa Maria River is located immediately to the south of the site while Hutton Road and U.S. Highway 101 are located to the east. Northwest of the site is a waste transfer station. North of the site, adjacent to Hutton Road and Cuyama Lane (Highway 166), is a variety of commercial service uses including bottled water and food distribution facilities, a pest control company offices, a sporting goods store, a restaurant and an antique sales building.

The project site is currently designated "Commercial Service" by the South County Area Plan—Inland Portion (Revised January 14, 1999). The Land Use Environmental Framework for Planning (Inland) defines various land uses that are either permitted, conditionally-allowed, or prohibited within the Commercial Service designation.

Impact:

- Consistent*—Provided that all mitigation measures are implemented, the proposed project will not be inconsistent with land uses policies, regulations or plans adopted to avoid or mitigate environmental effects.
- Consistent*—Provided that all mitigation measures are implemented, the proposed project will not be inconsistent with any habitat or community conservation plans.
- Consistent*—Once the proposed Land Use Ordinance Amendment to allow the proposed receiving and chipping of wood waste is approved, the proposed project will be consistent with adopted County land use and environmental policies.

9-38

5-37

- d. *Consistent*—The proposed receiving and chipping of wood waste will not be incompatible with surrounding land uses that include an approved landscape materials sales and storage facility, a concrete batch plant and used concrete stockpile, a waste transfer station and other existing commercial service uses.

Mitigation/Conclusion:

No mitigation measures are proposed.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)*
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐☒☐☐☐☐☒☐☐☒☐☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

G:\ENVDIV\InitialStudy\Checklist\CHECKLIST-BLANK.wpd

9-39

5-38

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
___	County Public Works Department	Not Applicable
___	County Environmental Health Division	Not Applicable
___	County Agricultural Commissioner's Office	Not Applicable
___	County Airport Manager	Not Applicable
___	Airport Land Use Commission	Not Applicable
<u>X</u>	Air Pollution Control District	Recommends Approval
___	County Sheriff's Department	Not Applicable
___	Regional Water Quality Control Board	Not Applicable
___	CA Coastal Commission	Not Applicable
___	CA Department of Fish and Game	Not Applicable
___	CA Department of Forestry	Not Applicable
___	CA Department of Transportation	Not Applicable
___	Community Service District	
<u>X</u>	Other <u>Nipomo Community Advisory Council</u>	Recommends Approval

* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("Y") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<u>Y</u> Project File for the Subject Application	___ Area Plan and Update EIR
<u>County documents</u>	___ Circulation Study
___ Airport Land Use Plans	<u>Other documents</u>
___ Annual Resource Summary Report	<u>Y</u> Archaeological Resources Map
___ Building and Construction Ordinance	<u>Y</u> Area of Critical Concerns Map
___ Coastal Policies	<u>Y</u> Areas of Special Biological Importance Map
<u>Y</u> Framework for Planning (Coastal & Inland)	<u>Y</u> California Natural Species Diversity Database
<u>Y</u> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<u>Y</u> Clean Air Plan
<u>Y</u> Agriculture & Open Space Element	<u>Y</u> Fire Hazard Severity Map
<u>Y</u> Energy Element	<u>Y</u> Flood Hazard Maps
___ Environment Plan (Conservation, Historic and Esthetic Elements)	<u>Y</u> Natural Resources Conservation Service Soil Survey for San Luis Obispo County
___ Housing Element	___ Regional Transportation Plan
<u>Y</u> Noise Element	___ Uniform Fire Code
___ Parks & Recreation Element	___ Water Quality Control Plan (Central Coast Basin – Region 3)
<u>Y</u> Safety Element	
<u>Y</u> Land Use Ordinance	
___ Real Property Division Ordinance	
___ Trails Plan	
___ Solid Waste Management Plan	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

~~9-40~~

5-39

Exhibit A – References

Hutton Road Improvement Plans; prepared by Cannon Associates; dated April 24, 2003

Development Application, Troesh Land Use Ordinance Amendment (G020012T); prepared by Cannon Associates; dated December 13, 2002

Memorandum with Project Information, Initial Study/Negative Declaration, G020012T; prepared by Patti Whelen, Cannon Associates; dated August 4, 2003

4-47

5-90

Exhibit B - Mitigation Summary Table

Air Quality

- AQ-1. In the event that the proposed use is initiated prior to development of the previously approved landscape materials sales and storage facility, the proposed project shall be responsible for paving the unpaved section (approximately 400 feet) of Hutton Road leading to the project site.
- AQ-2. Prior to issuance of any use permits on the property, the applicant shall install hose bibs within each individual storage yard and within the landscape yard to provide water for helping to control future dust generation.
- AQ-3. During the on-going operation of the proposed project, the applicant and/or property tenants shall implement the following particulate (dust) control measures on a regular basis to prevent dust from leaving the site.
- a. Reduce the amount of disturbed area where possible.
 - b. All storage and use areas should be sprayed as needed and/or maintained to prevent airborne dust from leaving the area.
 - c. Vehicle speed for all vehicles shall not exceed 15 mph on any unpaved surface at the project site.
 - d. All trucks hauling dirt, soil or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114).

Noise

- N-1. A detailed noise assessment shall be conducted by a qualified acoustical engineer in order to precisely determine the extent of project-related noise impacts and any required mitigation measures (limitation of hours or duration of operations or the provision of noise barriers) in order to insure compliance with County noise standards.

Public Services

- PS-1. In the event that the proposed use is initiated prior to the development of the previously approved landscape materials sales and storage facility, the applicant shall obtain a fire safety clearance letter from the CDF/County Fire Department verifying that all necessary fire safety improvements have been installed to their satisfaction.

9-42

5-41

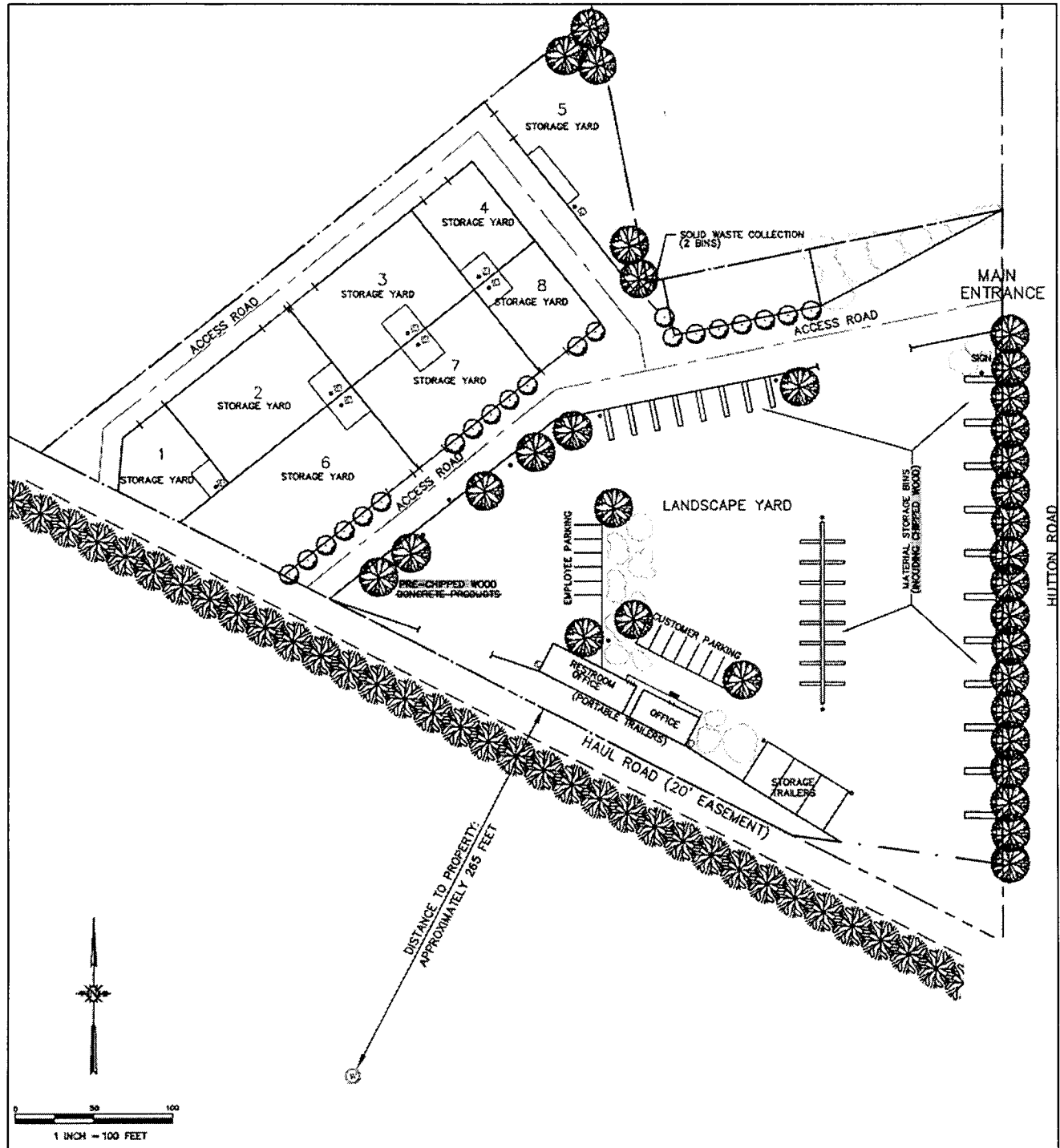
Transportation/Circulation

- TR-1. In the event that the proposed use is initiated prior to development of the previously approved landscape materials sales and storage facilities, the proposed project shall be responsible for paving the unpaved section (approximately 400 feet) of Hutton Road leading to the project site.

Water

- W-1. In the event that the proposed project use is initiated prior to the development of the previously approved landscape materials sales and storage facility, the applicant shall prepare a drainage plan in accordance with Section 22.05.032 specifically addressing the control of sediments and any oils or grease so that they will not adversely affect the Santa Maria River.
- W-2. In the event that the proposed use is initiated prior to the development of the previously approved landscape materials sales and storage facility, the applicant shall provide a letter from the Division of Environmental Health indicating that the on-site well is in conformance with the Department of Resources Bulletin 74-81, Water Well Standards: State of California and all standards required by the County Environmental Health Department.

943 5-42



Project

Troesh GPA G020012T



Exhibit F

Proposed Site Plan